

EXHIBIT A



PARCEL 3 – 6.250 ACRES

Part of the SW¼ SW¼ of Section 9, Township 4 North, Range 39 East of the Boise Meridian, Jefferson County, Idaho, more particularly described as:

Commencing at the Southwest corner of Section 9 (from which the West ¼ corner of said section bears N 00°05'57" W 2640.84 feet) Thence along the West boundary of the Section 9 N 00°05'57" W 330.05 feet to the POINT OF BEGINNING;
Thence continuing along the West boundary of said Section 9 N 00°05'57" W 420.95 feet to a calculated point on the West boundary of said Section 9;
Thence N 89°43'29" E 19.35 feet to a 5/8" iron rod inscribed PLS 12222;
Thence continuing N 89°43'29" E 636.67 feet to a 5/8" iron rod inscribed PLS 12222;
Thence S 00°06'31" W 410.00 feet to a 5/8" iron rod inscribed PLS 12222;
Thence S 88°56'30" W 638.12 feet to a 5/8" iron rod inscribed PLS 12222;
Thence continuing S 88°56'30" W 16.51 feet to a calculated point on the West boundary of said Section 9 and being the TRUE POINT OF BEGINNING;

Containing 6.250 acres and being together with and subject to the following access / irrigation easement:

Commencing at the Southwest corner of Section 9 (from which the West ¼ corner of said section bears N 00°05'57" W 2640.84 feet;
Thence along the West boundary of Section 9 N 00°05'57" W 731.00 feet to the POINT OF BEGINNING;
Thence continuing along the West boundary of said Section 9 N 00°05'57" W 20.00 feet;
Thence N 89°54'03" E 608.00 feet;
Thence N 42°12'12" W 20.22 feet;
Thence N 89°54'03" E 111.61 feet;
Thence S 00°00'00" E 35.00 feet;
Thence S 89°54'03" W 705.99 feet to a point on the West boundary of said Section 9 and being the POINT OF BEGINNING;

Seller:

Tanny Kay Cherry 02/28/2023
Shonna Allred 06/25/2024

Jeff Jacobson 06/24/2024

John Kevin Allred 02/26/2025

Bart Nef Cherry 02/22/2025



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